

GOVERNMENT
STATISTICIAN'S LIBRARY

S.S. 33

~~CONFIDENTIAL~~ To be treated as strictly CONFIDENTIAL and NOT to be published or broadcast before Noon on Tuesday 4th June, 1957.

BUILDING STATISTICS - TASMANIA, MARCH QUARTER, 1957.

The Deputy Commonwealth Statistician (Mr. J. C. Stephen) has made available the following particulars of Building Statistics for the quarter ended 31st March 1957. More extensive comparative data for preceding periods will be found in each June quarter statement.

A statement of definitions of terms used will be found on page 6.

1. NEW HOUSES COMPLETED: During the quarter ended 31st March, 1957, 529 new houses were completed compared with 780 in December quarter, 1956 and 778 in September quarter, 1956.

Completions in March quarter in preceding years were: 1954 - 562; 1955 - 558; and 1956 - 704. The 529 houses completed during March quarter, 1957 comprised 65 brick, concrete etc., 67 brick, concrete etc. veneers, 370 wood, 7 prefabricated wood and 20 fibro-cement.

2. NEW HOUSES COMMENCED: The number of new houses commenced during March quarter, 1957, was 730, an increase of 120 compared with December quarter 1956.

3. NEW HOUSES UNDER CONSTRUCTION: The number of new houses under construction at 31st March 1957, was 2,068, an increase of 201 compared with the 31st December 1956 figure of 1,867. Corresponding figures as at the 31st March in previous years are as follows:- 1954 - 2,224; 1955 - 2,507 and 1956-2364.

The houses under construction at the 31st March, 1957 comprised: solid brick, concrete, etc. 403 (19.5%); brick, concrete, etc. veneers 233 (11.3%); wood 1,330 (64.3%); prefabricated wood, 4 (0.2%) and fibro-cement, 98 (4.7%).

4. NEW BUILDINGS (OTHER THAN HOUSES): The value of new buildings (other than houses) completed during March quarter, 1957 was £1,663,000 compared with £876,000 in December quarter, 1956 and £764,000 in September quarter, 1956. Seventeen new factories valued at £199,000 were completed during the quarter.

During March quarter, 1957 the value of new buildings (other than houses), commenced was £1,199,000 compared with £2,198,000 in December quarter, 1956 and £1,657,000 in September quarter, 1956.

5. VALUE OF ALL BUILDINGS: The value of all buildings, including houses, completed in Tasmania during March quarter, 1957 was £3,214,000 an increase of £184,000 compared with December quarter, 1956, and a decrease of £321,000 compared with March quarter, 1956. New houses valued at £1,551,000 comprised 48.3 per cent of the total value of completions.

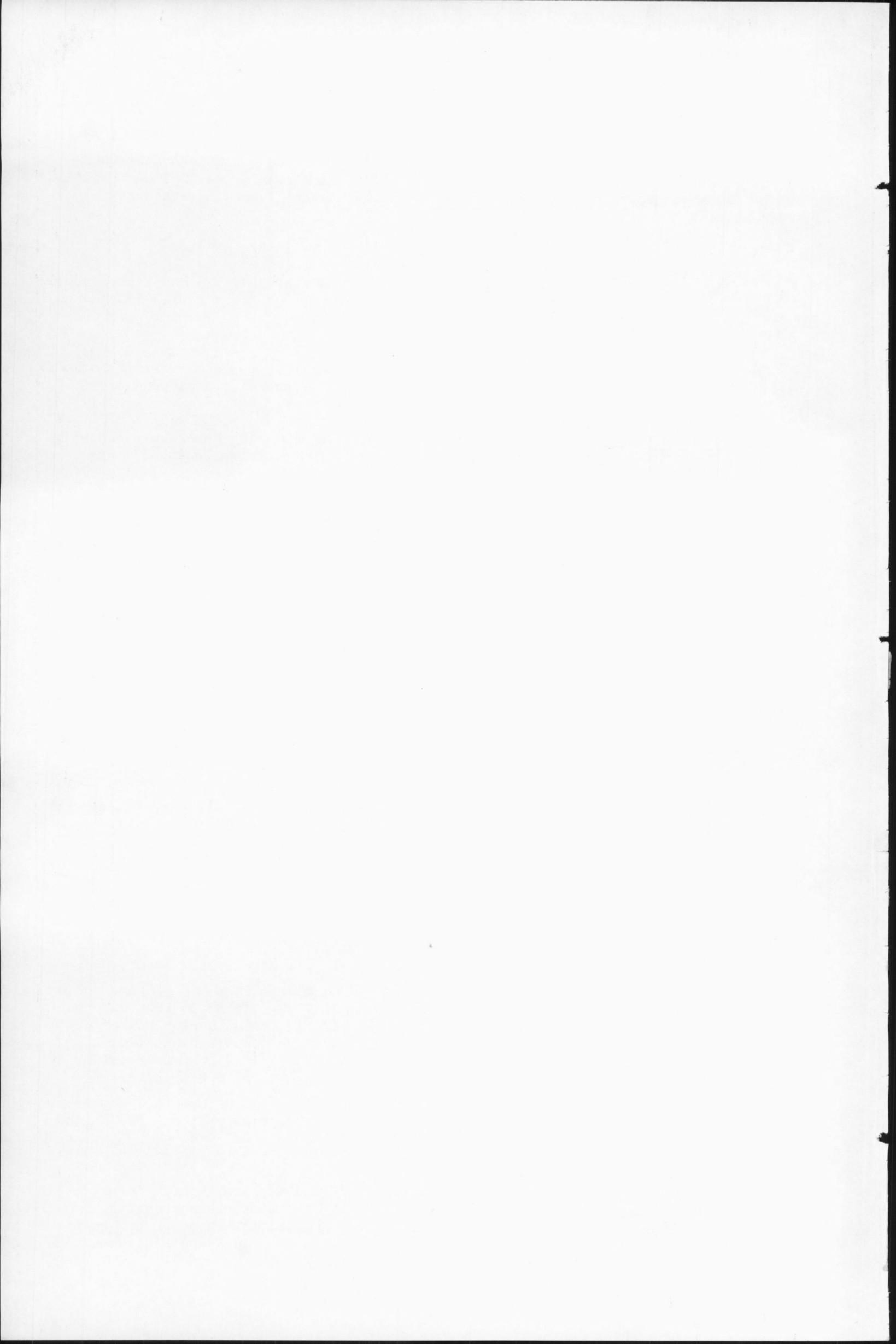
The value of new buildings commenced during March quarter, 1957 was £3,343,000 a decrease of £551,000 compared with December quarter, 1956, but £698,000 more than in March quarter, 1956.

The value of new buildings under construction at 31st March 1957 was £11,099,000.

6. VALUE OF WORK DONE ON NEW BUILDINGS: The value of work done on new buildings during March quarter, 1957, was £3,283,000 compared with £3,176,000 in December quarter, 1956, and £2,631,000 in March quarter 1956. Of the March quarter 1957 total, £1,754,000 or 53.4% represented work done in respect of houses. Hobart and Suburbs accounted for £1,326,000 or 40.4% of the total value, Launceston and Suburbs for £670,000 or 20.4% and the rest of the State for £1,287,000 or 39.2%.

7. PERSONS WORKING ON NEW BUILDINGS: (See note 5 on page 6). There were 5,078 persons including 1,382 working principals engaged on the construction of new buildings at 29th March 1957. Of these, 2,473 were carpenters by trade, 354 bricklayers and 944 builders' labourers.

Of the 5,078 persons engaged at 29th March, 1957, 3,782 were working on private contract jobs, 750 on owner-built jobs and 546 on Government Day Labour projects. The returns indicated that 2,777 were working on new houses, 1,443 on other new buildings, 226 on alterations and additions to houses, 364 on alterations and additions to other buildings and 268 on repair and maintenance work.

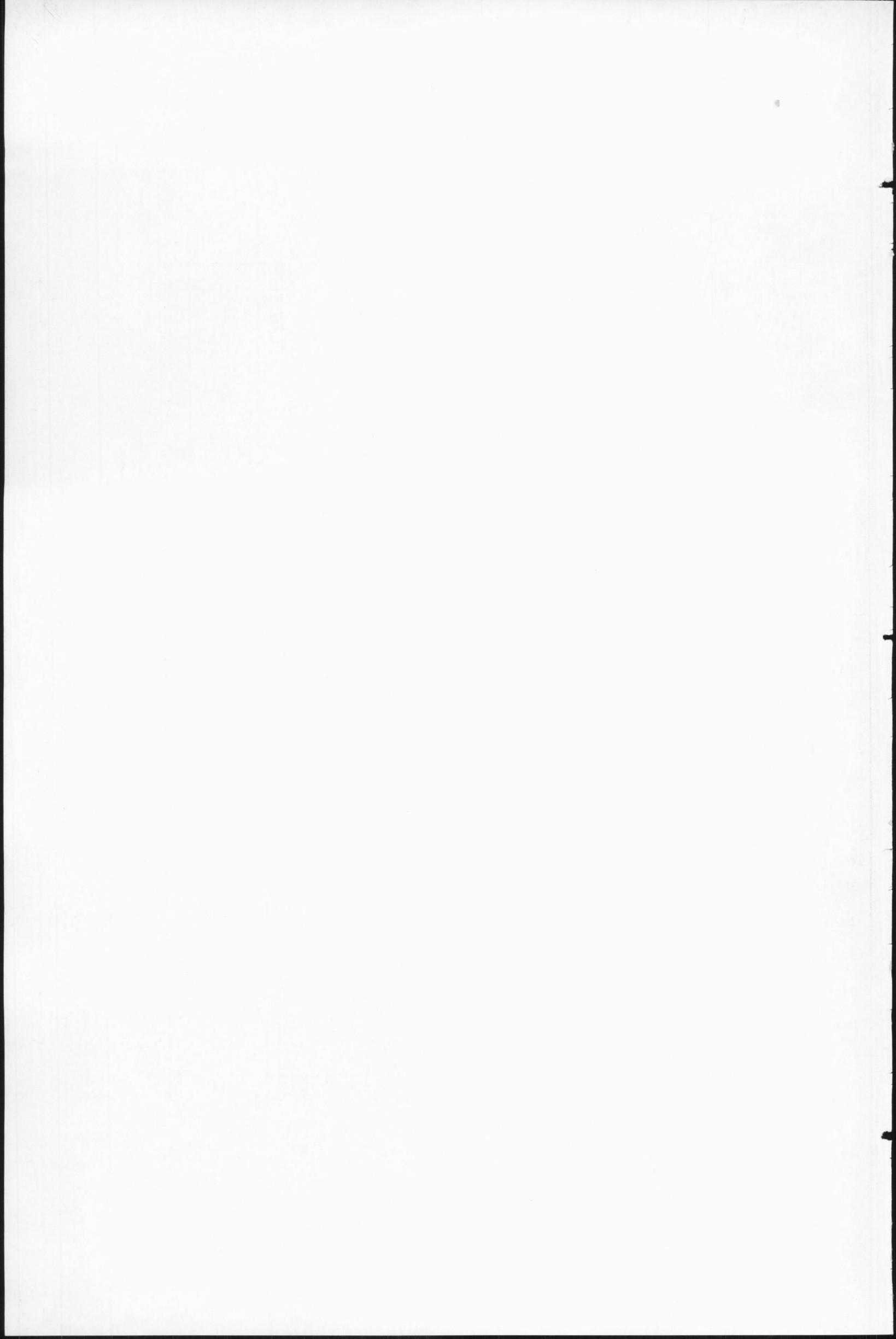


1. CONSTRUCTION OF NEW BUILDINGS-TASMANIA-MARCH QUARTER, 1957.

Description of Building and Construction Agency	Commenced dur- ing March Quarter, 1957.		Completed dur- ing March Quarter, 1957.		Under Construc- tion at 31st March, 1957.		Value of Work done dur- ing Mch. Qtr. 1957
	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	
1. Houses:		£'000		£'000		£'000	£'000
(i) Private Contractors:							
On Private A/c.	255	862	191	604	400	1,434	659
On Govt. A/c.	120	360	33	102	132	404	166
(ii) Govt. Day Labour	75	208	39	118	122	357	233
(iii) Owner Builders:	280	714	266	727	1,414	3,735	696
Total Houses:	730	2,144	529	1,551	2,068	5,930	1,754
2. Flats (b):							
(i) Private Contractors:							
On Private A/c.	2	5	9	21	14	38	24
On Govt. A/c.	22	48	7	28	43	123	8
3. Shops:							
(i) Private Contractors:							
On Private A/c.	16	101	11	64	36	417	114
On Govt. A/c.	1	14	-	-	1	14	1
4. Hotels, Guest Houses:							
(i) Private Contractors:							
On Private A/c.	1	7	3	16	5	66	35
On Govt. A/c.	-	-	-	-	-	-	-
5. Office Premises:							
(i) Private Contractors:							
On Private A/c.	9	142	5	271	14	464	166
On Govt. A/c.	-	-	1	9	1	21	14
(ii) Govt. Day Labour	7	12	-	-	8	14	4
6. Other Business Premises:							
(i) Private Contractors:							
On Private A/c.	25	329	26	271	31	478	210
On Govt. A/c.	3	17	4	59	4	45	36
7. Factories:							
(i) Private Contractors:							
On Private A/c.	24	128	16	191	32	413	168
On Govt. A/c.	-	-	1	8	2	20	10
(ii) Govt. Day Labour	1	5	-	-	1	5	1
8. Clubs, Halls, Theatres:							
(i) Private Contractors:							
On Private A/c.	4	8	4	36	13	60	17
On Govt. A/c.	1	18	-	-	1	18	3
9. Education Buildings:							
(i) Private Contractors:							
On Private A/c.	2	29	1	14	6	149	42
On Govt. A/c.	14	159	13	273	19	646	283
10. Religious Buildings:							
(i) Private Contractors:							
On Private A/c.	3	22	-	-	9	80	11
11. Health Buildings:							
(i) Private Contractors:							
On Govt. A/c.	-	-	3	242	4	1,481	222
12. Other New Buildings:							
(i) Private Contractors:							
On Private A/c.	15	75	16	115	9	109	64
On Govt. A/c.	17	78	20	43	33	507	94
(ii) Govt. Day Labour	2	2	2	2	1	1	2
Total Other New Buildings:	169	1,199	142	1,663	287	5,169	1,529
All New Buildings:							
(i) Private Contractors:							
On Private A/c.	356	1,708	282	1,603	569	3,708	1,510
On Govt. A/c.	156	646	75	736	197	3,156	829
(ii) Govt. Day Labour:	107	275	48	148	175	500	248
(iii) Owner Builders:	280	714	266	727	1,414	3,735	696
GRAND TOTAL:	899	3,343	671	3,214	2,355	11,099	3,283

(a) When completed, excluding cost of land on which building is erected.

(b) Number indicates number of individual flats provided as new dwellings.

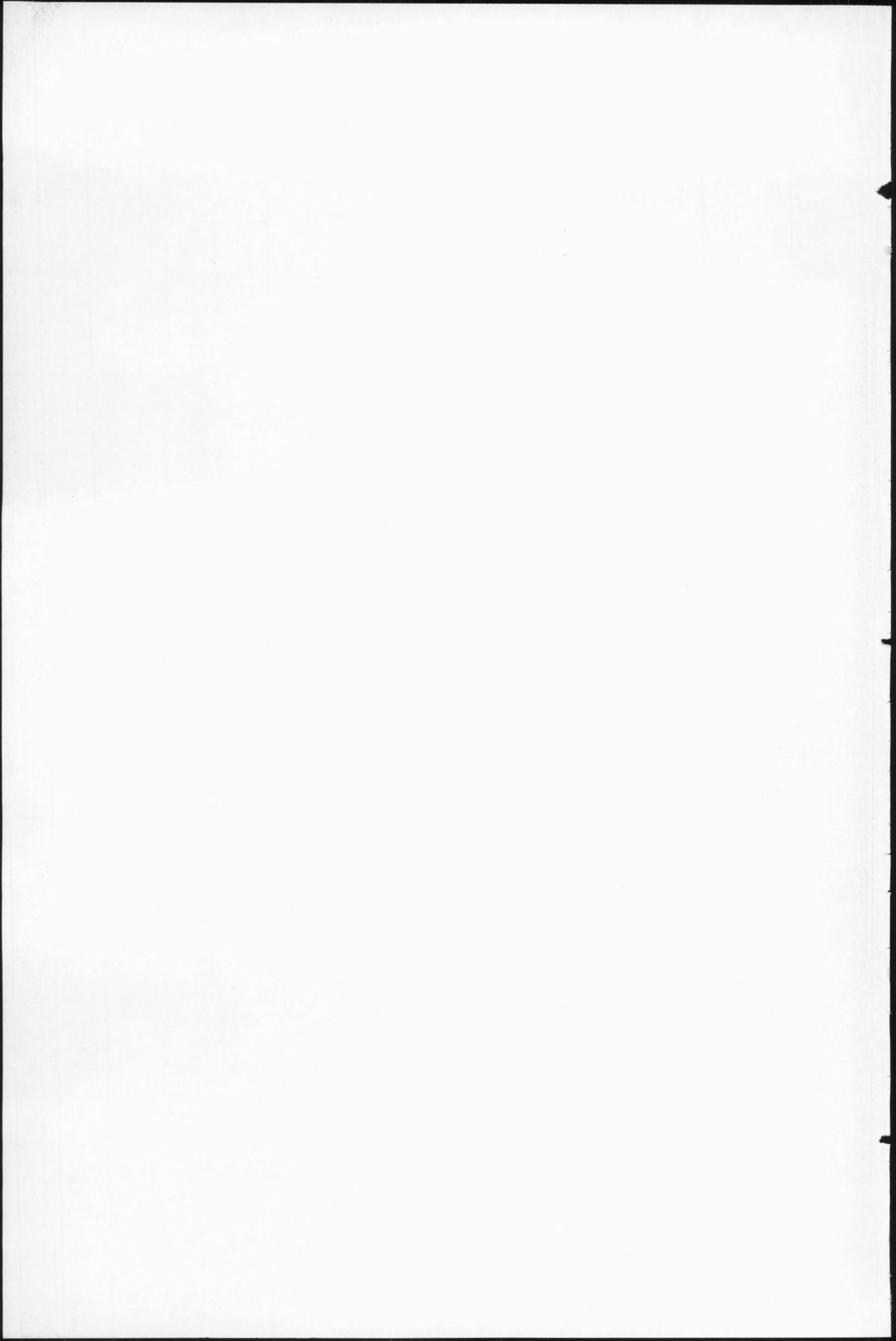


3. SUMMARY: NEW HOUSES - BUILDING PERMITS GRANTED AND
CONSTRUCTION, MARCH QUARTER, 1957.

Area	Building Permits Granted During Quarter		Commenced During Quarter		Completed During Quarter		Under Construction at end of Quarter	
	No.	Value (a)	No.	Value (a)	No.	Value (a)	No.	Value (a)
Hobart, City	42	£'000 160	30	£'000 121	46	£'000 159	159	£'000 606
Hobart, Suburbs:								
Clarence (b)	55	134	58	198	49	159	159	513
Kingborough (b)	30	92	19	60	11	36	53	167
Glenorchy	159	480	146	446	78	239	396	1,268
Total Suburbs:	244	756	223	704	138	434	608	1,948
Total Hobart and Suburbs:	286	916	253	825	184	593	767	2,554
Launceston, City	63	185	44	156	48	184	133	432
Launceston, Suburbs (b):								
Beaconsfield	13	48	13	53	13	31	55	173
Lilydale	30	78	21	56	11	37	44	118
St. Leonards	71	207	48	138	31	97	136	397
Westbury	2	5	5	11	3	6	16	40
Total Suburbs:	116	338	87	258	58	171	251	728
Total Launceston and Suburbs:	179	523	131	414	106	355	384	1,160
All Other Areas	287	772	346	905	239	603	917	2,216
Total Tasmania: -								
March Quarter, 1957	752	2,211	730	2,144	529	1,551	2,068	5,930
December Quarter, 1956	621	1,742	610	1,696	780	2,154	1,867	5,301
September Quarter, 1956	588	1,703	510	1,468	778	2,166	2,037	5,648
June Quarter, 1956	639	1,784	664	1,796	723	1,994	2,305	6,391
March Quarter, 1956	697	1,982	592	1,682	704	1,967	2,364	6,510

(a) Value when completed.

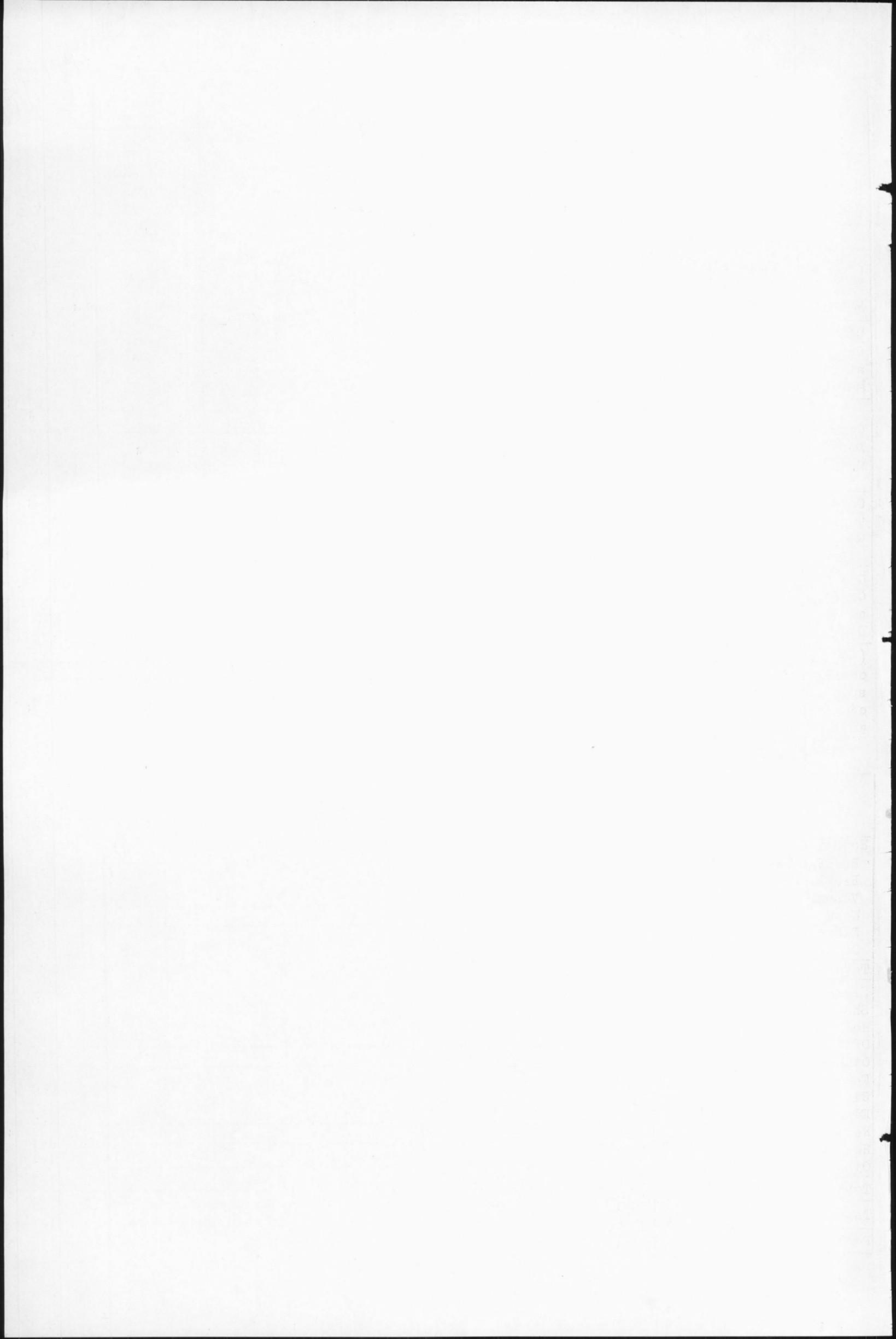
(b) Suburban areas only of these Municipalities.



3. NEW HOUSES - BUILDING PERMITS ISSUED AND CONSTRUCTION ACCORDING TO
 STATISTICAL DIVISIONS & LOCAL GOVERNMENT AREAS, MARCH QUARTER, 1957.
 (Including Owner-built Houses)

Statistical Divisions and Local Government Areas.	Building Per- mits granted during Quarter		Commenced during Quarter		Completed during Quarter		Under Construc- tion at end of Quarter	
	No.	Value (a)	No.	Value (a)	No.	Value (a)	No.	Value (a)
<u>URBAN DIVISION:</u>		£'000		£'000		£'000		£'000
Hobart City	42	160	30	121	46	159	159	606
" Suburbs	244	756	223	704	138	434	608	1,948
Launceston City	63	185	44	156	48	184	133	432
" Suburbs	116	338	87	258	58	171	251	728
Total Urban Division:	465	1,439	384	1,239	290	948	1,151	3,714
<u>NORTH WESTERN DIVISION:</u>								
Burnie	54	191	57	172	28	77	107	315
Circular Head	9	22	15	38	11	24	29	79
Deloraine	6	15	4	8	3	5	23	54
Devonport	41	125	43	130	31	94	105	289
Kentish	3	5	4	9	1	2	9	17
King Island	3	9	18	50	8	29	30	86
Latrobe	6	9	7	12	6	14	15	21
Penguin	9	22	10	25	6	15	24	62
Ulverstone	25	70	19	51	21	54	55	138
Wynyard	10	23	14	35	18	44	42	110
Total North-Western Div:	166	491	191	530	133	358	439	1,171
<u>NORTH-EASTERN DIVISION:</u>								
Beaconsfield (b)	15	47	22	49	15	26	57	108
Fingal	2	3	1	1	4	12	14	24
Flinders	2	4	-	-	1	-	-	-
George Town	6	10	10	17	6	13	20	33
Lilydale (b)	1	3	3	12	2	13	9	16
Portland	2	4	1	1	2	4	10	19
Lindisfarne	1	2	-	-	2	5	4	10
Scottsdale	8	20	9	19	5	12	26	50
Total North-Eastern	37	93	46	99	37	86	140	260
<u>NORTH MIDLAND DIVISION:</u>								
Evandale	1	3	-	-	1	1	6	22
Longford	13	34	9	25	5	14	39	110
St. Leonards (b)	-	-	2	3	2	4	14	35
Westbury	6	20	2	7	4	10	10	28
Total North Midland Div:	20	57	13	35	12	29	69	195
<u>MIDLAND DIVISION:</u>								
Bothwell	-	-	1	5	1	4	2	9
Campbell Town	4	12	4	10	3	7	9	26
Hamilton	2	7	3	9	2	4	10	24
Oatlands	3	8	5	15	-	-	10	22
Ross	2	6	-	-	-	-	2	5
Total Midland Division:	11	33	13	39	6	15	33	86
<u>SOUTH EASTERN DIVISION:</u>								
Brighton (c)	-	-	-	-	2	4	3	5
Clarence (b)	14	26	14	28	5	11	50	104
Glamorgan	5	6	1	1	1	1	4	7
Green Fonds (c)	1	3	3	8	-	-	4	9
Richmond (c)	-	-	1	2	-	-	2	5
Sorell	-	-	13	25	8	13	39	56
Spring Bay	7	7	1	2	5	10	13	22
Total South Eastern Div:	27	42	33	66	21	39	115	208
<u>SOUTHERN DIVISION:</u>								
Bruny	1	1	-	-	-	-	2	2
Esperance	3	5	3	9	3	7	7	20
Huon	3	8	5	17	5	14	10	24
Kingborough (b)	4	7	5	12	7	11	29	67
New Norfolk	1	3	6	14	11	31	32	79
Port Cygnet	3	6	1	3	1	1	3	6
Tasman	6	9	1	3	-	-	7	15
Total Southern Division:	21	39	21	58	27	64	90	213
<u>WESTERN DIVISION:</u>								
Queenstown	5	17	15	43	3	12	17	48
Strahan	-	-	-	-	-	-	-	-
Zeehan	-	-	14	35	-	-	14	35
Total Western Division:	5	17	29	78	3	12	31	83
Total Country Divisions:	287	772	346	905	239	603	917	2,216
Total Tasmania	752	2,211	730	2,144	529	1,551	2,068	5,930

(a) Value when completed. (b) Country sections only of these Municipalities. (c) Building permits not issued in these Municipalities. See definition of terms used page 6, paragraph 7.



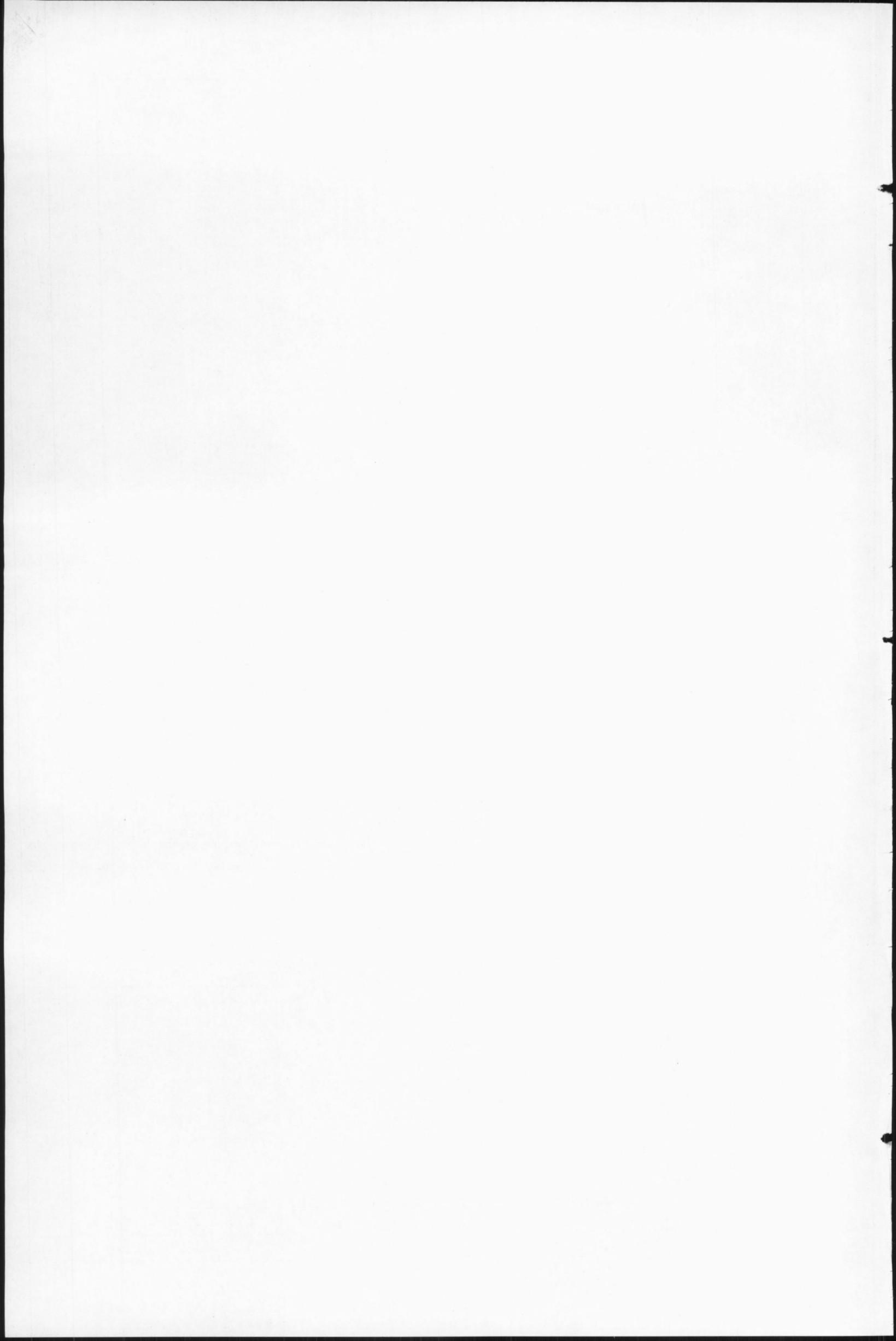
4. CONSTRUCTION OF NEW HOUSES ACCORDING TO TYPE

Particulars		Solid Brick, Concrete etc. etc.	Brick, Concrete etc. Veneers.	Wood	Pre- fabri- cated Wood	Fibro- Cement	Other Materials	Total
<u>MARCH QUARTER, 1957</u>								
<u>Commenced During Quarter</u>	Number	73	63	561	4	29	-	730
	% of Total Number	10.0	8.6	76.8	0.6	4.0	-	100.0
	Value £'000	318	235	1,521	10	60	-	2,144
	Average Cost £ (a)	4,356	3,730	2,711	2,500	2,069	-	2,937
<u>Completed During Quarter</u>	Number	65	67	370	7	20	-	529
	% of Total Number	12.3	12.7	69.9	1.3	3.8	-	100.0
	Value £'000	247	233	1,021	21	29	-	1,551
	Average Cost £ (a)	3,800	3,478	2,759	3,000	1,450	-	2,932
<u>Under Construction at 31st March, 1957.</u>	Number	403	233	1,330	4	98	-	2,068
	% of Total Number	19.5	11.3	64.3	0.2	4.7	-	100.0
	Value £'000	1,494	782	3,473	10	171	-	5,930
	Average Cost £ (a)	3,707	3,356	2,611	2,500	1,745	-	2,868
<u>DECEMBER QUARTER, 1956</u>								
<u>Commenced During Quarter</u>	Number	57	49	480	4	20	-	610
	% of Total Number	9.3	8.0	78.7	0.7	3.3	-	100.0
	Value £'000	200	168	1,282	11	35	-	1,696
	Average Cost £ (a)	3,509	3,429	2,671	2,750	1,750	-	2,780
<u>Completed During Quarter</u>	Number	125	64	570	2	19	-	780
	% of Total Number	16.0	8.2	73.1	0.3	2.4	-	100.0
	Value £'000	435	204	1,478	5	32	-	2,154
	Average Cost £ (a)	3,480	3,188	2,593	2,500	1,684	-	2,762
<u>Under Construction at 31st Dec. 1956.</u>	Number	395	237	1,139	7	89	-	1,867
	% of Total Number	21.2	12.7	60.9	0.4	4.8	-	100.0
	Value £'000	1,426	763	2,947	20	145	-	5,301
	Average Cost £ (a)	3,610	3,219	2,587	2,857	1,629	-	2,839

(a) Average cost is obtained by dividing total number of houses commenced, completed and under construction into the total value of houses commenced, completed and under construction respectively, as stated by builders. As averages, they relate to houses of the size and standard commenced, completed and under construction in the relevant period, and cannot be regarded as an index of the cost of erecting houses of a particular size or standard.

5. VALUE OF WORK DONE ON NEW BUILDINGS IN TASMANIA DURING MARCH QUARTER, 1957.

Description of Building.	Hobart			Launceston			Rest of State	Total Tas- mania	Percent age of Total
	City	Sub- urbs	City & Suburbs	City	Sub- urbs	City & Suburbs			
Houses:	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	%
Brick, Concrete, etc.	67	82	149	17	10	27	99	275	8.4
Brick, Concrete, etc.									
Veneers -	14	17	31	70	72	142	70	243	7.4
Wood	54	499	553	85	109	194	463	1,210	36.8
Fibre-Cement	1	1	2	-	-	-	24	26	0.8
Other	-	-	-	-	-	-	-	-	-
Total Houses:	136	599	735	172	191	363	656	1,754	53.4
Flats	20	11	31	-	-	-	1	32	1.0
Shops	62	12	74	7	3	10	31	115	3.5
Hotels, Guest Houses	7	5	12	7	-	7	16	35	1.1
Office Premises	47	25	72	60	-	60	52	184	5.6
Other Business Premises	25	24	49	53	16	69	128	246	7.5
Factories	30	37	67	43	-	43	69	179	5.4
Clubs, Halls, Theatres	3	-	3	5	-	5	12	20	0.6
Educational Buildings	123	42	165	22	71	93	67	325	9.9
Religious Buildings	-	-	-	-	-	-	11	11	0.3
Health Buildings	-	37	37	2	-	2	183	222	6.8
Other New Buildings	62	19	81	15	3	18	61	160	4.9
Total Other Buildings	379	212	591	214	93	307	631	1,529	46.6
Total New Buildings	515	811	1,326	386	284	670	1,287	3,293	100.0
Percentage of Total	15.7	24.7	40.4	11.7	8.7	20.4	39.2	100.0	...



6. PERSONS (a) ACTUALLY WORKING ON JOBS CARRIED OUT BY BUILDERS OF NEW BUILDINGS
IN TASMANIA AS AT 29TH MARCH, 1957.

Grade of Occupation	No.	Type of Occupation	No.	Work Engaged on	No.
Contractors	819	Carpenters	2,473	New Buildings:	
Sub-Contractors.		Bricklayers	354	Houses	2,777
Wage Earners	563	Painters	370	Other New Buildings	1,443
	3,696	Electricians	156	Additions & Alterations (b):	
		Plumbers	289	Houses	226
		Builders'		Other Buildings	364
		Labourers	944	Repairs & Maintenance (b):	268
		Others	492		
Total:	5,078	Total:	5,078	Total:	5,078

(a) Includes estimate for persons working on owner-built jobs.

(b) Excludes principals and their employees engaged solely on alterations, additions and maintenance work.

DEFINITIONS OF TERMS USED.

1. Owner - Builder: For the purpose of this Bulletin, an owner-builder is a person who is actually building his own house or is having his house built under his own direction without the services of a Contractor who is responsible for the whole job.
2. Commenced: A building is regarded as having been commenced when work on the foundation has begun. Owing to the difficulty of defining the exact point that this represents in building operations, it is probable that interpretations placed upon it by informants are not entirely uniform.
3. Completed: A building is regarded as having been completed when the builder has fulfilled the terms of the contract. As with commencements, the interpretations placed upon this definition may vary.
4. Under Construction: A building remaining uncompleted at the end of a period is regarded as being under construction regardless of whether construction was actively proceeding on that particular date.
5. Employment: The figures of employment relate to persons actually working on new buildings on a specified day. They include working principals, employees, men working as, or for, sub-contractors and men temporarily laid off on account of weather. In addition, they include some employees engaged on alterations, additions, renovations or repairs to buildings when these jobs are undertaken by a contractor who builds new buildings. The figures include estimates for persons working on owner-built houses.
6. Values: All values shown exclude the value of land and represent the estimated value of buildings on completion.
7. Building Permits: Figures relating to Building Permits include details of:
 - (a) Permits issued by Local Governmental Authorities for the construction of private buildings.
 - (b) Contracts let and day labour projects commenced by Governmental Authorities.
 - (c) Private buildings reported to have been commenced in those municipalities which do not issue building permits.
8. Explanatory Notes: All figures in this bulletin relate to the operations of private contractors, Government Authorities and owner-builders.

Figures relate only to the operations of persons who build new buildings. Major new additions to existing buildings are included as new buildings. Minor additions, alterations, renovations and repairs to buildings are excluded, because of the difficulty in obtaining complete lists of persons who are engaged in those operations.

Figures for houses exclude converted military huts, flats, and shop dwellings. Some houses built on farms are excluded but these do not affect the figures materially.

Commonwealth Bureau of Census & Statistics,
Tasmania Branch,
HOBART.

31st May, 1957.

J. C. STEPHEN
Deputy Commonwealth Statistician.

